

ZONING BOARD OF APPEALS IPSWICH, MASSACHUSETTS

Meeting Minutes
March 19, 2015

Approved 5.21.2015
Distributed 5.26.2015

Pursuant to a written notice posted by the Town Clerk and delivered to all Board members, the Ipswich Zoning Board of Appeals held a meeting on Thursday March 19, 2015 at 7:30 p.m. in room C at the Town Hall. Members attending were Chairman Robert Gambale, Benjamin Fierro, Roger LeBlanc, Lewis Vlahos, William Page and Administrative Assistant to the Board Marie Rodgers. Robert Tragert was not present.

Citizen Queries: There were none.

Public Hearing:

47-48 Rosewood Drive, Roger LeBlanc request a finding for a minor modification of an approved Comprehensive Permit.

Chairman read the legal notice and opened the public hearing. Attorney David L. Ankeles represented the Petitioner. Board member and Petitioner Roger LeBlanc recused himself and did not participate in the deliberations of the Board, except to answer questions. The Chairman spoke to the requests for minor modifications to Comprehensive Permits; as a rule they do not require a public hearing and legal notice. He spoke to public disclosure of the process and full transparency; he noted that, as Chair, he has authority to decide whether the request for a modification is significant or insignificant. The Petitioner extended the twenty day time period for a finding; it was advertised and public hearing for the entire Board to deliberate.

Attorney Ankeles reviewed the proposal to amend the Comprehensive Permit pursuant to the provisions of 760 CMR 31.03 so as to allow the conversion of garage space and unused storage space within an existing structure to one, two bedroom residential unit and one, one bedroom unit one of which would be handicap accessible and the other being an affordable unit. The one, bedroom unit would be a handicap unit. The two bedroom unit would be an 'adaptable' handicap unit.

Discussion was held regarding the operations of the current project, regulations concerning Comprehensive Permits and economic issues.

Parking was discussed; many tenants use the garage space as storage space and park their vehicles in the parking area and there is more than ample parking. It was determined that snow storage is adequate for the site. Affordable housing was discussed and the Board concurred that it fits well into the state guidelines and determined that the change was insubstantial. The project is current with all audit reports and the CHAPA updates are on file in the ZBA office.

As there were no further comments from abutters or others, Mr. Gambale moved to close the public hearing; Mr. Fierro seconded, the motion passed unanimously.

The Board discussed process and criteria in the regulations; the total housing units of 55 would increase to 57; less than a 10% increase.

Mr. Fierro moved that the Board determine the modification proposed is an insignificant change to the Comprehensive Permit issued 8/8/2001, amended 8/15/2001, recorded dated 8/16/2001, as shown on plans titled JMA Architects, Inc. 10/6/2014. Mr. Vlahos seconded, the motion was passed with a unanimous roll call vote.

In accordance with the revised Open Meeting Law effective July 1, 2010 all documents and exhibits used by the Appeals Board in an open session are listed below: February 24, 2015 – request for a modification of an existing Comprehensive Permit and associated documentation.

Approval of Minutes –

Mr. Fierro moved to approve meeting minutes of 1.15.2015 with minor edits. Mr. Gambale seconded, the motion passed unanimously. ((1.15.2015 meeting minutes hereby incorporated by reference))

Adjourn - As there was no further business, the Board unanimously voted to adjourn at 8:30 p.m.

Respectfully submitted,

Marie Rodgers
Administrative Assistant

These minutes were approved by the Board on May 21, 2105.